



111 West Chesapeake Avenue
Towson, MD 21204

887-5553

Your petition has been received and accepted for filing this
8th day of November, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

James E. Famill
Chairman,
Zoning Plans Advisory Committee

Petitioner: James T. Blevins, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 23, 1991
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 19, 1991

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 220, 223, 227 and 228.

For Items 180 and 225, County Review Group Meetings
may be required for these sites.

For Item 224, the owner is cautioned that there is
an existing 10-foot drainage and utility easement along
the west property line and that no permanent structures
are allowed in County rights-of-ways. A 70-foot unit
on this lot will encroach on either the 10-foot or
15-foot side yard line shown on the plat.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:z

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 25, 1991
Zoning Administration and
Development Management
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Mass Transit Administration, Item No. 183
Clayman Property, Item No. 222
Durkee Property, Item No. 223
Blevins Property, Item No. 228 ✓
Copingier Property, Item No. 229
Griffith Property, Item No. 230
Sargent/Smith Property, Item No. 232
Starrett Property, Item No. 234

In reference to the Petitioners' request, staff offers no
comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

PK/JL/rdn
ITEM183/TXTROZ



700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

NOVEMBER 25, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: JAMES T. BLEVINS
Location: #1404 STENGEL AVENUE
Item No.: 228 Zoning Agenda: NOVEMBER 19, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John P. Kelly* Noted and
Planning Group Approved *John F. Brady*
Special Inspection Division Fire Prevention Bureau

JP/KEK

92-197-A 12-8
BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: December 2, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famill
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: November 19, 1991

This office has no comments for item numbers 183, 222, 223, 224, 227
and 228.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/Lvd

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: January 6, 1992
Office of Zoning Administration
and Development Management
FROM: J. James Dieter, Director
SUBJECT: Petition for Zoning Variance - Item 228
Blevins Property
Chesapeake Bay Critical Area Findings 92-197-A

SITE LOCATION

The subject property is located at 7334 Geise Avenue. The site
is within the Chesapeake Bay Critical Area and is classified as a
Limited Development Area (LDA).

APPLICANT'S NAME Mr. and Mrs. James Blevins

APPLICANT PROPOSAL

The applicant has requested a variance from section 301.1,
1802.3.C.1 of the Baltimore County Zoning Regulations to permit "an
open porch with a sideyard setback of 6.5 feet in lieu of the minimum
of 7.5 feet."

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all
project approvals shall be based on a finding which assures that
proposed projects are consistent with the following goals of the
Critical Area Law:

1. "Minimize adverse impacts on water quality that result from
pollutants that are discharged from structures or conveyances
or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake
Bay Critical Area which accommodate growth and also address
the fact that even if pollution is controlled, the number,
movement, and activities of persons in that area can create
adverse environmental impacts" <COMAR 14.15.10.01.D>.

Mr. Arnold Jablon
January 6, 1992
Page 2

REGULATIONS AND FINDINGS

1. Regulation: "A minimum 100 foot buffer shall be established
landward from the mean high water line of tidal waters, tidal
wetlands, and tributary streams" <Baltimore County Code Sec.
22-213(a)>.

Finding: This property is located approximately 500 feet from
the tidal water of Jones Creek; therefore, no disturbance of the
shoreline buffer shall occur.

2. Regulation: "No dredging, filling, or construction in any
wetland shall be permitted. Any wetland must be adequately
protected from contamination" <Baltimore County Code Sec. 22-98>

Finding: No tidal or non-tidal wetlands were found on this
site, or in the vicinity of the site.

3. Regulation: "If a parcel or lot one-half acre or less in size
was in residential use or zoned for residential purposes on or
before December 1, 1985, then man-made impervious surfaces
associated with that use are limited to 25% of the parcel or lot"
<Section 22-217(e)>.

Finding: This property has impervious surfaces that sum to
approximately 13% of the lot, and is therefore in compliance with
the above regulation. Impervious surfaces shall not be permitted
that increase the sum to more than 25% of the lot.

4. Regulation: "If no forest is established on proposed
development sites, these sites shall be planted to provide a
forest or developed woodland of at least 15% <COMAR 14.15.02.04
C.(5)>.

Finding: This property has tree cover that sums to 15% of the
lot. No additional trees are required; however, property owners
are always encouraged to plant additional native trees.

Trees are an important factor in improving water quality.
The roots of trees greatly improve the infiltration rate of storm
water and efficiently remove nitrogen from subsurface flows of
groundwater. Trees also act as both a barrier and a sponge,
blocking and absorbing eroding soils and the phosphorous
associated with them.

Mr. Arnold Jablon
January 6, 1992
Page 3

5. Regulation: "The stormwater management system shall be
designed so that:

(1) Development will not cause downstream property, watercourses,
channels or conduits to receive stormwater runoff at a higher rate
than would have resulted from a ten year frequency storm if the
land had remained in its predevelopment state;

(2) Infiltration of water is maximized throughout the site, rather
than directing flow to single discharge points; and

(3) Storm drain discharge points are decentralized to simulate the
predevelopment hydrologic regime.

(4) There is sufficient storage capacity to achieve water quality
goals of COMAR 14.15 and to eliminate all runoff caused by the
development in excess of that which would have come from the site
if it were in its predevelopment state" <Baltimore County Code,
Section 22-217(h)>.

Finding: The rooftop runoff presently discharges from the
existing rainspouts and empties across the lawn. This
decentralizes the discharge points and maximizes the infiltration
of stormwater.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal
is in compliance with the Chesapeake Bay Critical Area Regulations and
Findings listed above. This proposal does comply with Chesapeake Bay
Critical Area Regulations, and is therefore approved. If there are any
questions, please contact Ms. Patricia M. Farr at 887-2904.

J. James Dieter
J. James Dieter, Director
Department of Environmental Protection
and Resource Management

JJD:NSS:tjl

Attachment

cc: Mr. and Mrs. Blevins

BLEVINS/MQBCA

ZONING ENFORCEMENT

Baltimore County
Zoning Office
Towson, Maryland 21204

92-197-A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer
Zoning Supervisor
November 19, 1991

FROM: James H. Thompson -LJM
Zoning Enforcement Coordinator

RE: Item No. 228
Petitioner: 7334 GEISE AVENUE

RECEIVED NOV 19 1991

VIOLATION CASE # C-92-433
LOCATION OF VIOLATION 7334 GEISE AVENUE
DEFENDANT JAMES & TERRY BLEVINS
ADDRESS

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME	ADDRESS
JAMES SCHULTZ	7338 GEISE AVENUE 21219

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

111 West Chesapeake Avenue
Towson, MD 21204

NOVEMBER 16, 1991

887-3553

COPY

James and Terry Blevins
7334 Geise Avenue
Sparrows Point, Maryland 21219

Re: CASE NUMBER: 92-197-A
LOCATION: N/S Geise Avenue, 630' W of C/I Lincoln Avenue
7334 Geise Avenue
16th Election District - 7th Councilmanic

Dear Petitioner(s):

Please be advised that your petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 24, 1991. The closing date is December 5, 1991. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

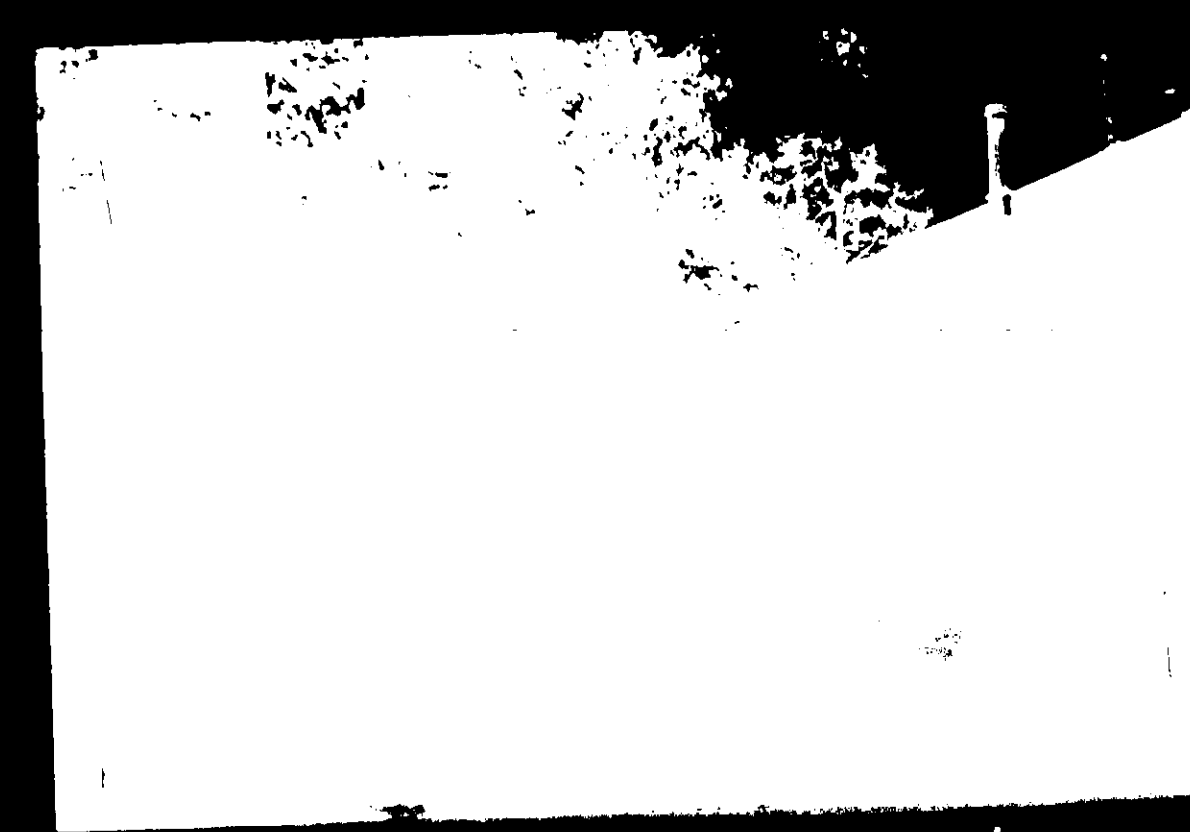
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Laurence E. Schick
Laurence E. Schick
Zoning Commissioner, Baltimore County

EXISTING PORCH
7334 GEISE AVE. #228 92-197-A 2 OF 2



LOOKING SOUTH FROM REAR YARD

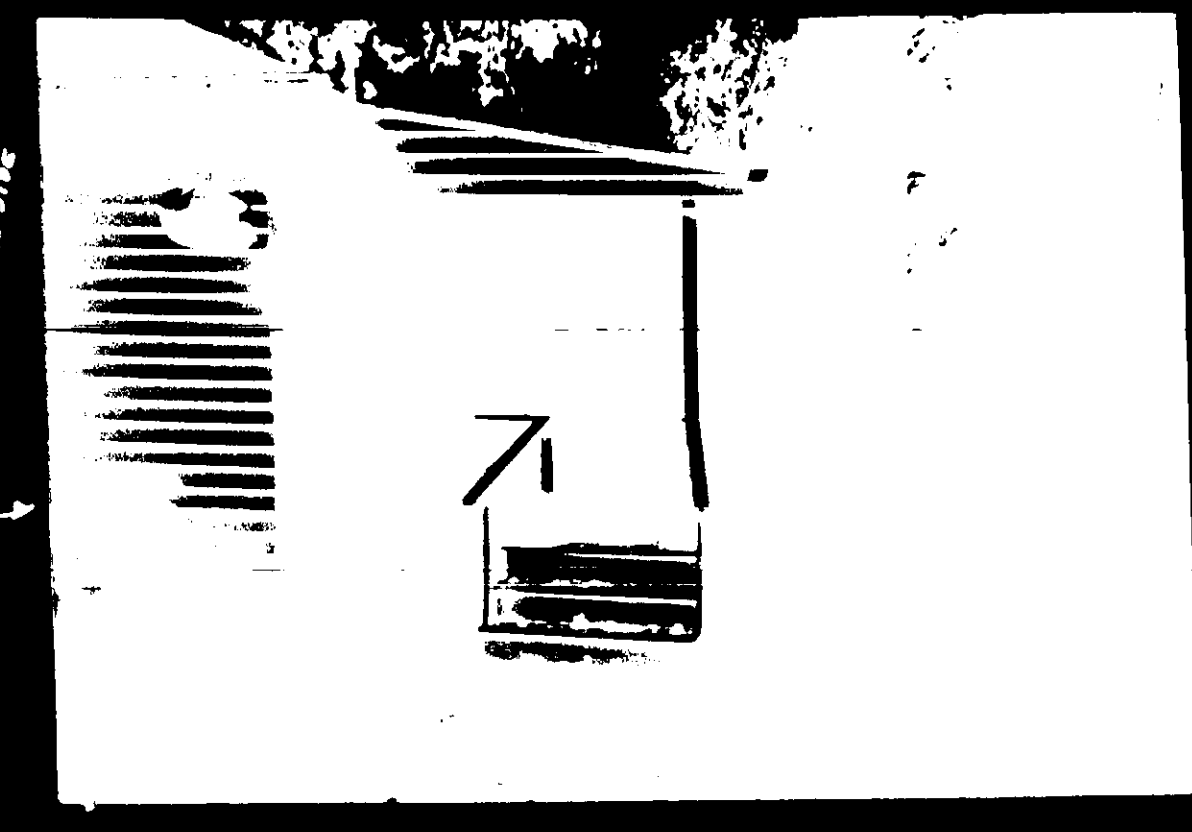


LOOKING SOUTHWEST FROM F/Y

EXISTING PORCH
7334 GEISE AVE. #228 92-197-A 1 OF 2



LOOKING NORTH FROM GEISE AVE.



LOOKING NORTH FROM FRONT YARD WALK

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 7334 GEISE AVE. 92-197-A

See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: CHESAPEAKE TERRACE

Lot: 15

OWNER: JAMES T. & TERRY L. BLEVINS 6636/0658 (OWNER OCCUPIED)

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